

083.0

Map

0004

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 678,000 /

USE VALUE: 678,000 /

ASSESSED: 678,000 /

Total Card /

Total Parcel

678,000

678,000

678,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		ALPINE ST, ARLINGTON

OWNERSHIP

Owner 1:	MCCONARTY BRYNA J/TRUSTEE				
Owner 2:	BRYNA J MCCONARTY 2017 REVOCAB				
Owner 3:	TRUST				
Street 1:	71 ALPINE ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	MCCONARTY BRYNA -		
Owner 2:	-		
Street 1:	71 ALPINE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,269 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1360 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5269		Sq. Ft.	Site		0	70.	1.10	6									404,651						404,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5269.000	273,300		404,700	678,000
Total Card	0.121	273,300		404,700	678,000
Total Parcel	0.121	273,300		404,700	678,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	498.53	/Parcel:	498.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,400	0	5,269.	404,600	678,000	678,000	Year End Roll	12/18/2019
2019	101	FV	227,500	0	5,269.	398,900	626,400	626,400	Year End Roll	1/3/2019
2018	101	FV	227,500	0	5,269.	306,400	533,900	533,900	Year End Roll	12/20/2017
2017	101	FV	200,500	0	5,269.	289,000	489,500	489,500	Year End Roll	1/3/2017
2016	101	FV	200,500	0	5,269.	265,900	466,400	466,400	Year End	1/4/2016
2015	101	FV	189,500	0	5,269.	248,600	438,100	438,100	Year End Roll	12/11/2014
2014	101	FV	189,500	0	5,269.	228,900	418,400	418,400	Year End Roll	12/16/2013
2013	101	FV	189,500	0	5,269.	228,900	418,400	418,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCONARTY BRYNA	1511-74		7/12/2017	Convenience	1	No	No		
GUITIERREZ ALIN	1511-42		7/7/2017		660,500	No	No		
GUITIERREZ ALIN	1474-62		7/3/2015	Convenience	1	No	No		
MEYERS ERIC/ETA	1158-128		7/11/1996		211,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCONARTY BRYNA	1511-74		7/12/2017	Convenience	1	No	No		
GUITIERREZ ALIN	1511-42		7/7/2017		660,500	No	No		
GUITIERREZ ALIN	1474-62		7/3/2015	Convenience	1	No	No		
MEYERS ERIC/ETA	1158-128		7/11/1996		211,000	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2017	730	Inter Fi	67,000	C				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2017	730	Inter Fi	67,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	189	PATRIOT
4/1/2000	Inspected	197	PATRIOT
3/11/2000	Missed Appt.	197	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
11/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

